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SHOP TO LET

With Offices/Storage

28 WESTMORELAND STREET, DUBLIN 2

- **City Centre Location**
- **Ground Floor Shop with Overhead Offices and Basement Stores.**
- **Ground Floor Area 126sqm. Remainder 184sqm.**
- **Beside Westin Hotel and Opposite Temple Bar.**
- **Situated between Grafton Street and O'Connell Street.**

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LOCATION:

The premises are located on the east side of Westmoreland Street in the centre of Dublin City, within walking distance of O'Connell Street and the Fleet Street entrance to Temple Bar.

Westmoreland is a busy thoroughfare linking Grafton Street and Henry Street - the Premier Shopping Streets in Dublin City.

The area is well served by public transport with bus termini, train stations and Luas all in the immediate vicinity.

Neighbouring occupiers include The College of Computer Education, The Westin Hotel, Cassidy's Pub and Temple Bar Hotels, Starbucks, AIB and Tesco.

DESCRIPTION:

The premises comprise a prominent ground floor retail shop with first floor office/stores and basement storage.

The retail area benefits from a shop front and roller shutter door.

The shop would suit many different types of retail/office/showroom uses (subject to the appropriate planning permission). Planning is being sought for change of use.

ACCOMMODATION INCLUDES:	Ground Floor Shop:	Approx. 126sqm
	Remainder:	Approx. 184sqm
LEASE:	Available on Flexible Terms.	
RENT:	€100,000pa	
RATES:	€11,300pa	
INSURANCE:	€1,800pa	
VIEWING:	Strictly by Appointment.	

PSRA Licence No: 001142

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